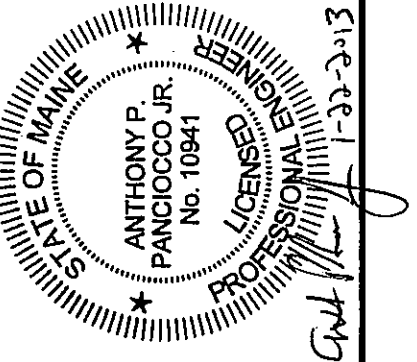
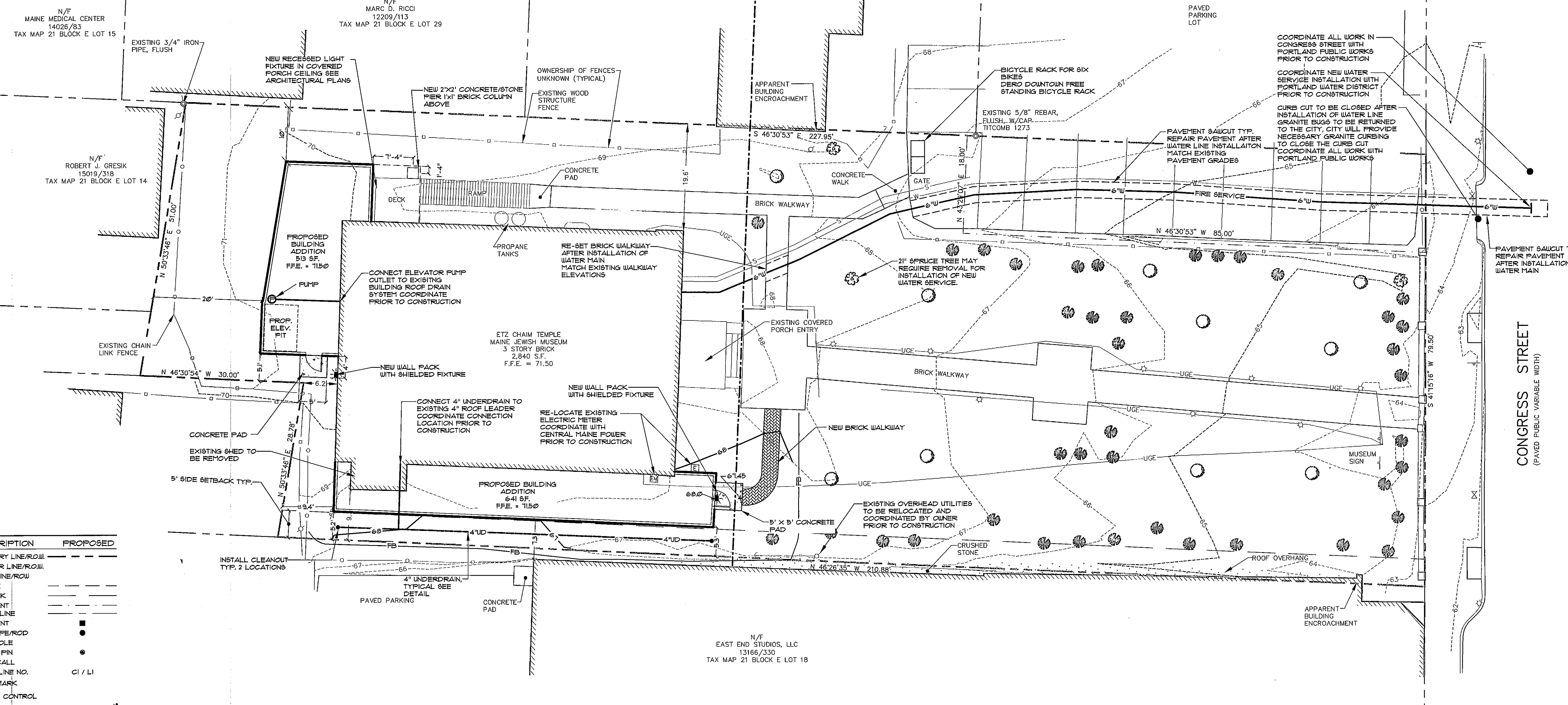


SMITH STREET
(PAVED PUBLIC 49.5' WIDE)



PROGRESS
PRINT

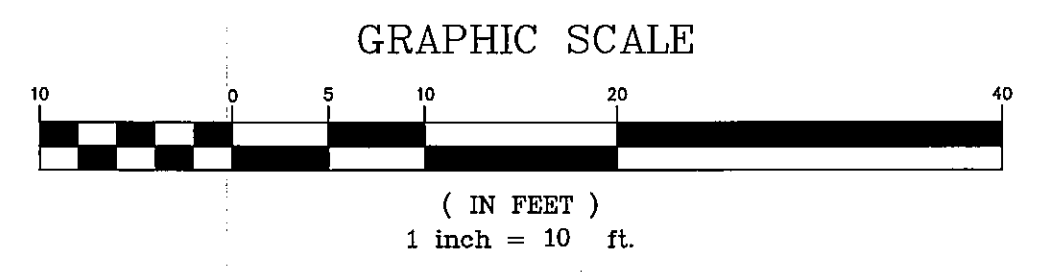


LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ABUTTER LINE/ROW	---
---	DEED LINE/ROW	---
---	TIE LINE	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	DRILLHOLE	---
---	BUFFER PIN	---
---	DEED CALL	---
---	CURVE/LINE NO.	---
---	BENCHMARK	---
---	SURVEY CONTROL	---
---	BUILDING	---
---	EDGE PAVEMENT	---
---	PAVEMENT PAINT	---
---	CURBLINE	---
---	CONTOURS	---
---	SPOT GRADE	---
---	CHAIN LINK FENCE	---
---	WIRE FENCE	---
---	STOCKADE FENCE	---
---	GA8	---
---	GA8 GATE VALVE	---
---	GA8 METER	---
---	WATER	---
---	WATER GATE VALVE	---
---	WATER SHUT OFF	---
---	SEWER	---
---	SEWER MH	---
---	STORM DRAIN	---
---	UNDERDRAIN	---
---	CATCH BASIN	---
---	DRAINAGE MH	---
---	OVERHEAD UTILITY	---
---	UNDERGROUND UTILITY	---
---	TRANSFORMER PAD	---
---	ELECTRICAL MANHOLE	---
---	TELEPHONE MANHOLE	---
---	LIGHT POLE/WALL	---
---	UTILITY POLE	---
---	GY	---
---	FILTER BARRIER	---

DEVELOPMENT CALCULATIONS

	EXISTING	PROPOSED
BUILDING AREA	2,840 SF.	3,994 SF.
IMPERVIOUS AREA	6,066 SF.	1,263 SF.



GENERAL NOTES

- THE RECORD OWNER OF THE PARCEL IS CONGREGATION ETZ CHIAM BY DEED DATED SEPTEMBER 30, 1938 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 14184, PAGE 103.
- THE PROPERTY IS DEPICTED AS LOT 19, IN BLOCK E ON THE CITY OF PORTLAND TAX MAP 21 AND IS LOCATED IN BOTH THE RESIDENTIAL-6 (R-6) ZONE AND THE BUSINESS-B2 (B2B) ZONE.
- SPACE AND BULK CRITERIA FOR THE RESIDENTIAL-6 (R-6) ZONING DISTRICT ARE AS FOLLOWS:
 MINIMUM LOT SIZE: 15,000 SQUARE FEET (SMALL)
 MINIMUM STREET FRONTAGE: 40 FEET
 MINIMUM FRONT YARD: 10 FEET
 MINIMUM SIDE YARD: 10 FEET
 MINIMUM REAR YARD: 20 FEET
 MAXIMUM BUILDING HEIGHT: 45 FEET
 MAXIMUM LOT COVERAGE: 50%
 * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION
- SPACE AND BULK CRITERIA FOR THE BUSINESS-B2 (B2B) ZONING DISTRICT ARE AS FOLLOWS:
 MINIMUM LOT SIZE: NONE
 MINIMUM STREET FRONTAGE: 50 FEET
 MINIMUM FRONT YARD: NONE
 MINIMUM SIDE YARD: NONE
 MINIMUM REAR YARD: 20 FEET
 MAXIMUM BUILDING HEIGHT: 50 FEET
 MAXIMUM LOT COVERAGE: 90%
 * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION
- TOTAL AREA OF PARCEL IS APPROXIMATELY 11,130 SQUARE FEET AS DEPICTED ON PLAN REFERENCE 6A.
- BOUNDARY INFORMATION DEPICTED HEREON IS AS DEPICTED ON PLAN REFERENCE 6A. SEBAGO TECHNICS, INC. HAS NOT PERFORMED ANY RECORDS RESEARCH OR PERFORMED AN INDEPENDENT BOUNDARY SURVEY. THE BOUNDARIES HAVE BEEN TIED TO FOUND MONUMENTATION. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN MARCH 2012.
- PLAN REFERENCES:
 A. "BOUNDARY SURVEY AT 265 CONGRESS STREET, PORTLAND, MAINE MADE FOR WINTON SCOTT ARCHITECTS, 5 MILK ST. PORTLAND, MAINE", DATED MAY 26, 2009 AND REVISED THROUGH JUNE 15, 2009 BY OWEN HASKELL, INC. JOB NO. 2009-064 F.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE BASED ON DUAL FREQUENCY GPS OBSERVATIONS AND HAVE BEEN CONVERTED TO THE CITY OF PORTLAND DATUM. THE CONVERSION FROM NAVD83 TO NGVD29 IS DERIVED FROM THE U.S. ARMY CORPS OF ENGINEERS SOFTWARE CORPSCON 6.01 AND IS -0.12 FEET IN THIS LOCATION. THE CONVERSION FROM NGVD29 TO THE CITY OF PORTLAND DATUM IS -0.03 FEET.
- UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD AND AS MARKED BY DIGSMART OF MAINE IN MARCH 2012. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, MAINE, CUMBERLAND COUNTY, COMMUNITY PANEL NUMBER 230201 0013 B AND 230201 0014B, HAVING AN EFFECTIVE DATE OF JULY 11, 1986. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS UNSHADED ZONE C, AREAS OF MINIMAL FLOODING.
- STREET AND ABUTTER INFORMATION DEPICTED HEREON ARE FROM PLAN REFERENCE 6A.

REV.	DATE	BY	STATUS
D	01-22-2013	JRS	REV 1 - SITE PLAN RESUBMISSION
B	10-23-2012	JRS	REVISED PER CITY REVIEW COMMENTS DATED 10-11-2012
B	8-3-2012	JRS	SUBMITTED FOR SITE PLAN REVIEW
A	6-29-2012	JRS	SUBMITTED FOR SKETCH PLAN REVIEW

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO
TECHNICS, INC.
ENGINEERS & ARCHITECTS
78 John Paulista Rd., Suite 1
South Portland, ME 04106
Tel. 207-260-5100

PROJECT NO. 11325
FIELD BOOK DESIGN CHKO
DRAWN JRS
CHECK JRS
APP. JRS

SITE, GRADING & UTILITY PLAN
OF:
ETZ CHIAM SYNAGOGUE
267 CONGRESS STREET
PORTLAND, MAINE
FOR:
JOHN H. LEASURE ARCHITECT, INC.
516 O. STREET
SOUTH PORTLAND, ME 04106

DATE	SCALE
6-27-2012	1"=10'

SHEET 1 OF 3

113255.dwg TAB:5-13